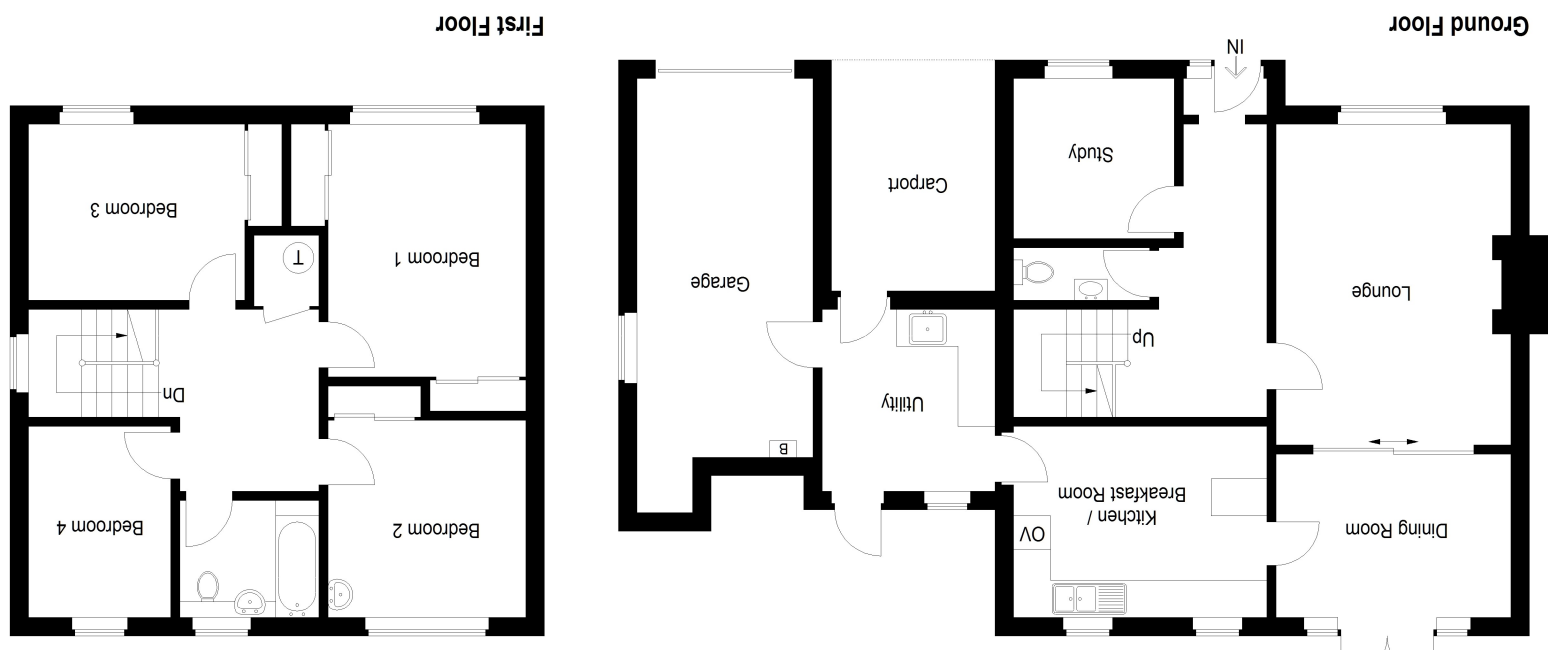


Huntingdon branch: 01480 414800
www.peterlane.co.uk Web office open all day every day

Huntingdon	St Neots	St Neots
60 High Street	32 Market Square	32 Market Square
Huntingdon	St Neots	St Neots
Tel : 01480 414800	Tel : 01480 406400	Tel : 01480 406400

Mayfair Office	Kimbolton
Cashel House	24 High Street
15 Thayer St, London	Kimbolton
Tel : 0870 112 7099	Tel : 01480 860400

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (D11 133346)
Housepix Ltd



Haley Close, Hemingford Grey, Huntingdon, PE28 9BU
Approximate Gross Internal Area (including Garage)
160.8 sq m / 1731 sq ft



- Excellent Family Home
- Three Reception Rooms
- Single Garage, Car Port And Driveway
- Huge Potential To Extend (stpp)
- No Forward Chain

- Four Double Bedrooms
- Kitchen And Utility Room
- Ideal For Modernisation And Updating
- Highly Desirable Cul De Sac Location



Timber And Glazed Door To

Entrance Porch

Window to side aspect, tiled flooring, door to

Entrance Hall

Radiator, coving to ceiling, stairs to first floor, double glazed window to side off half landing, under stairs storage recess.

Cloakroom

Fitted in a two piece suite comprising, low level WC, wash hand basin, extractor fan, tiled splash back, coving to ceiling.

Study

8' 8" x 8' 4" (2.64m x 2.54m)

Double glazed window to front aspect, radiator, coving to ceiling.

Living Room

17' 1" x 12' 6" (5.21m x 3.81m)

Double glazed window to front aspect, coving to ceiling, recessed down lighters, double panel radiator, central open fireplace, double width sliding doors to



Dining Room

12' 6" x 8' 8" (3.81m x 2.64m)

French doors to rear aspect, coving to ceiling, radiator.

Kitchen

13' 4" maximum x 10' 3" (4.06m x 3.12m)

Two double glazed windows to rear aspect, fitted in a range of base and wall mounted units, drawer units, complementing work surfaces, double bowl stainless steel sink unit with mixer tap, built in eye-level electric oven and grill, built in ceramic hob, storage cupboard, door to



Utility Room

9' 0" x 9' 0" (2.74m x 2.74m)

Double glazed window to rear aspect, doors to **Car Port, Garage and Garden**, fitted in a range of base and wall mounted units with complementing work surface, Butler style sink unit, space and plumbing for washing machine and space for tumble dryer.



First Floor Landing

Double glazed window to side on half landing, airing cupboard housing hot water cylinder and central heating controls, coving to ceiling, access to insulated loft space.

Bedroom 1

13' 6" x 10' 7" (4.11m x 3.23m)

Double glazed window to front aspect, two double built in wardrobes, coving to ceiling, radiator.

Bedroom 2

10' 7" x 10' 4" (3.23m x 3.15m)

Double glazed window to rear aspect, coving to ceiling, radiator, built in double wardrobe, pedestal wash hand basin with small cabinet over.

Bedroom 3

11' 3" x 9' 4" (3.43m x 2.84m)

Double glazed window to front aspect, radiator, double built in wardrobe, coving to ceiling.

Bedroom 4

10' 5" x 7' 7" (3.17m x 2.31m)

Double glazed window to rear aspect, radiator, coving to ceiling.

Family Bathroom

Double glazed window to rear aspect, fitted in a three piece suite comprising low level WC with concealed cistern, wash hand basin, panel bath with shower over, complementing full ceramic tiling, heated towel rail, medicine cabinet.

Outside

The front garden is laid to lawn with mature shrubs, off road parking for two to three vehicles leading to the **Car Port** with lighting and **Single Garage** with up and over door, power, lighting, tap, fuse box, gas and electricity meters and housing central heating boiler (fitted in 2019). Side gated access leads to the rear garden which is laid to lawn with patio seating area, outside lighting, mature borders and fully enclosed.

Tenure

Freehold

Council Tax Band - F

